

III. SUMMARY OF THE PHASE I/II HISTORIC RESOURCES SURVEY

A Phase I/II historic resources survey was conducted for the proposed Choptank Road project. The purpose of this survey was to identify all buildings and structures, fifty years in age or older, situated within the Area of Potential Effect (APE) for the project. The following discussion presents a summary of the results of the Phase I/II historic resources survey. The locations of the historic resources identified by this survey are presented in **Figure 2**.

A. Historic Background

The following historic themes, contexts, and chronological periods are taken from the *Delaware Comprehensive Historic Preservation Plan* (1989). The properties within the proposed project's APE are herein described briefly and placed within the appropriate time and context.

Exploration and Frontier Settlement: 1630-1730 +/-

The Upper Peninsula Zone did not experience significant settlement until c. 1680, at which time settlements that occurred in northern New Castle County, including present-day Wilmington, began to shift location from coastal enclaves to other places along transportation routes.

After William Penn's establishment of the colonies, the area quickly evolved into a self-sufficient agricultural society. The soils of the Upper Peninsula Zone were fertile and very productive for the early settler's needs.

Architecturally, very few structures were built for permanence at this time. By the time settlers began to build permanent dwellings, beginning in c. 1700, they borrowed from the European styles and construction methods known to them be they from the British Isles or Scandinavia, as most settlers of this region were.

Intensified and Durable Occupation: 1730-1770+/-

By this period in time towns and villages began to appear on the landscape as the locus of trade, transportation, and light industrial and manufacturing communities. Architecture that remains from this period consists of brick dwellings, public buildings, and churches. Extant rural structures from this period are very uncommon.

Large land holdings from the colonization of the area were subsequently divided into smaller owner-occupied and tenant farms. It was at this time, and as a result of these smaller parcels that the harvest of these farms became so great that they had surplus crops that could be sold at market.

Beyond the success of the agricultural markets in the area, this period also involved the increasing growth of rural industries such as mills and tanneries. The growing self-sufficiency of the settlers and rising incomes led the way for consumerism in the colonies. Imported glass, ceramics, and textiles were available and the booming economy led to the construction of more permanent dwellings, many of which were examples of the Georgian house plan.

Early Industrialization: 1770-1830+/-

Agricultural reform and experimentation is an important theme of this period in Delaware's history. It was at this time that the New Castle County Agricultural Society was formed (c. 1819) and the new idea of crop rotation was introduced and practiced on a wide scale. With this more scientific approach to farming the state realized its highest level of wheat and dairy product yields.

Dover experienced the most extensive growth of any part of the region during this time, as the seat of state government was moved from New Castle to Dover in 1777. Whereas the area around Dover and other parts of the state saw an increase in population, certain areas experienced a decrease, such as St. Georges Hundred. By the end of this period, however, St. Georges Hundred experienced a dramatic increase due in part to the emerging new class of well-to-do farmers and the tenants they employed on their farms.

The new scientific approach to farming not only affected the crops, it also helped change the building stock of the state. More specialized barns, farm buildings, and agricultural outbuildings were constructed which began an era in which buildings became very important; therefore, existing buildings were altered and much more thought and care was put into the design and construction of new buildings.

Transportation systems, both road and river ways, were improved at this time. As Dover became the state capital its roads were improved to the state seat and trade routes were improved, particularly noted by the opening of the Chesapeake and Delaware Canal in 1829 which linked the bays by these names.

Industrialization and Early Urbanization: 1830-1880+/-

This period in the State's history and within the Upper Peninsula Zone is marked by sound economic growth in a successful agrarian community and the results of this reflected in the opulence of many of the rural dwellings built at the time.

Agriculture in the Upper Peninsula Zone could be divided into even smaller regions, for example, the northern grain region and the southern mixed-farming region. The Choptank Road Improvements Project falls within the northern grain region. The farms of this area were larger than average and yielded outstanding crops of wheat and corn because of the level, well drained and productive soil. This region could be considered the State's first market-profit farms that benefited by the opening of the C & D Canal and the railroad from Wilmington to Dover, which passed through nearby Middletown.

Later, peaches became a popular and lucrative crop in this area. The railroad was an important aspect of the popularity of this product as it was a fast means of transporting a very perishable

crop to urban markets. The money made by farmers from this crop led to the phenomenon known as the "peach mansions" where farmers constructed extravagant homes from their new-found fortunes.

Buildings at this time and in this area were subject to "repairs and renewals," meaning that there was a close link between the scientific farming methods and theories which brought prosperity to the area as well as the need to exhibit this wealth through architecture and exterior appearances. As this area of St. Georges Hundred grew significantly in population it was the intent of the farmers in the area to turn their farms into estates. Previous studies of the area note that a "direct correlation can be established between agricultural, economic, and social forces, and architectural transformations. In the rebuilding period we find not only the roots of American agribusiness, but also the drive to monumentalize an American landscape through the vernacular architecture of a single community" (*Rebuilding St. Georges Hundred*, 1986).

Woodside and H. Clayton House (N-427 and N-12743)

Woodside (N-427) is the former Henry Clayton farm executed in the Italianate style in c. 1860. It is included in the National Register nomination, *Rebuilding St. Georges Hundred*. Henry Clayton was one of the most prosperous peach farmers in St. Georges Hundred between 1865 and 1875. As the peach industry began to wane, the Clayton family tried to hold strong by opening a peach cannery in nearby Middletown. Henry Clayton also tried his hand in other agricultural endeavors on his farm on Choptank Road including wheat, corn, and strawberries. Woodside reflects the social status of the Clayton family in the community as well as their economic standing as prosperous farmers.

Situated at the northeast corner of the intersection of Churchtown and Choptank Roads is a two-story frame house formerly associated with Woodside according to the 1868 Beer's Atlas. This property was identified during a previous study; however, no formal evaluation or determination of eligibility was completed. The house was constructed in the mid to late 19th century. According to the 1870 census of Delaware, Henry Clayton had seven non-related people listed under his name in the census, including a male farm laborer from Ireland, a white female domestic, and an African-American girl who was listed as a domestic. It is likely that some of these employees of the Clayton's would have resided in this house. According to the *Agricultural Tenancy in Central Delaware, 1770-1900* context, tenants occupied nearly half of the farms in central Delaware. Tenancy was a profitable means of land management and production for the resident as well as the landowner (Siders, 1991).

Architecturally, this structure has been highly altered through the addition of vinyl siding and replacement windows throughout as well as a two-car garage addition on the east facade. This property is recommended as ineligible for listing in the National Register. The house lacks integrity of feeling, design, workmanship, and association because of the extensive alterations that have taken place. Also, the fact that the house is no longer associated with the main house, Woodside, and the introduction of newly constructed houses between the two buildings diminishes their historic association as well as the agricultural context of the area.

Choptank (N-109)

Choptank, Thomas Clayton's farm, was constructed c. 1850 and is included in the National Register nomination, *Rebuilding St. George's Hundred*. The farmhouse is a three story frame building with a low pitched hipped roof, reminiscent of the Greek Revival style. At the height of cultivation in this period of significance, the Clayton farm produced corn, oats, and wheat. Later in the farms history they began growing peaches until that crop was no longer financially feasible. Production then shifted to dairy cows and feed grains. The farm stayed in the Clayton family until 1952 and is still an active farm today.

S. Holton Farm (N-107)

The S. Holton Farm was constructed c. 1850 in a mix of Greek Revival and Georgian I-form styles. It is included in the National Register nomination, *Rebuilding St. Georges Hundred*. The Holton's produced corn, wheat, oats, butter, potatoes, hay and clover seed, as well as raised farm animals. Between 1860 and 1870 the farm had orchards including peaches and apples. Throughout the history of the Holton farm there was always a diversity of crops. Architecturally, the Holton farm embodies the classic features of the Greek Revival which was a common architectural style for the period of construction but nonetheless a bold and specific statement of the farmers status and place in the community because a fashionable house was a matter of pride.

Rosedale (N-5148)

Rosedale, a pre-1847 dwelling owned by Thomas Murphey, is included in the National Register nomination, *Rebuilding St. Georges Hundred*. Agricultural census data states that the Murpheys harvested wheat, corn, oats, potatoes, and dairy products. Later in the property's history they produced peaches and apples.

Throughout the property's history the residence remained virtually unchanged with the exception of a rear addition. An excellent example of a Georgian style farmhouse, Rosedale exemplifies the prominent architecture that came from the lucrative farms of the area and their owners concern with fashionable houses that reflected their importance.

W.T. Stoops Farm (N-108)

The W.T. Stoops Farm (N-108) is known today as the Lone Manor Farm. This property has been identified through a previous survey. However, a formal evaluation and determination of eligibility was never completed. The original three-story brick structure was constructed c. 1850 in the Greek Revival style. The front (east) façade features a two story, flat roof portico with square column supports. The majority of windows throughout the house are six-over-six double-hung sash, except along the roofline where there are three-over-three windows. A rear (west) kitchen ell was constructed later in the farms history.

According to the 1850 Agricultural Census for Delaware, William Stoops has 250 improved acres and the cash value of his farm was \$10,000. He had 5 horses, 3 milch cows, and 17 swine. At the time he was growing wheat, Indian corn, and oats, as well as yielded 300 pounds of butter. The Stoops family consisted of William, his wife, Eleanor, and their 5 children in 1850. Ten years later, in the 1860 Agricultural Census, the Stoops farm had 220 improved acres and 30

unimproved acres and a cash value of \$17,500. They had increased the number of horses to 8, and 8 milch cows. They added working oxen and sheep to the type of farm animals they had. They were still growing wheat, Indian corn, and oats, as well as Irish and sweet potatoes. Other goods they produced were wool and honey. Their butter production stayed the same at 300 pounds. The Stoops family had lost a son in an accident; however, their eldest son was listed as a farm laborer in the 1860 census. They also had three non-related tenants on their farm, a boy and two girls. The 1870 Agricultural Census lists the acreage of the Stoops farm in the same quantities as the 1860 farm, broken down into the same fashion, although specifying that the 30 unimproved acres are woodland. The value of the farm is listed as \$25,000. They had 7 horses, 5 milch cows, and 8 swine. Their crops included wheat, Indian corn, Irish and sweet potatoes, hay, and orchard products. Their butter production peaked at 500 pounds. Statistics regarding the family size and occupants was unavailable for this time. Compared to other farms along Choptank Road, the Stoops farm was larger than the average farm, which was approximately 184 acres. Although the Stoops's farm was larger than average, the overall value of the farm was somewhat less than other farms in the area.

Based on the information gathered for this recent survey, the W.T. Stoops House appears to meet the criteria and fit within the context laid out in the thematic nomination, *Rebuilding St. Georges Hundred*. This property would contribute to the rebuilding theme in the area. The similar buildings in the area strengthen yet weaken the argument for the eligibility of this property since it was not originally included in the rebuilding thematic nomination. In terms of individual integrity, however, this property falls short. The fact that the surrounding area has recently been developed means that the integrity of setting, feeling, and association has been compromised. Although beyond the scope of this survey, it is recommended that the W.T. Stoops be added to the *Rebuilding St. Georges Hundred* thematic nomination because it meets Criteria A and C, as stated within the rebuilding nomination as it, along with the other 28 properties in the nomination, exemplify the mid-19th century drive toward agricultural and architectural reform in Delaware. Architecturally, this property embodies characteristics of the Greek Revival style with its full-height pillared porch on the front (east) façade the low-pitched roof and the six-over-six windows. This property, however, is recommended individually ineligible for listing in the National Register.

Governor Benjamin T. Biggs Farm (N-5123)

One of two properties attributed to former Delaware Governor Benjamin T. Biggs, this property is individually listed in the National Register of Historic Places as of 1987. Although situated along Choptank Road, this property is actually located in Pencader Hundred. The elaborate vernacular Greek Revival style house was built c. 1846. It is eligible for listing in the National Register under Criteria A, B, and C. This house also fits into the rebuilding context of the area, it is associated with the 48th governor of Delaware, and is a significant example of regional architecture.

Governor Benjamin T. Biggs Farm (N-6190)

The second of two properties on Choptank Road attributed to Governor Benjamin T. Biggs, this dwelling was previously identified during another study of the area. According to the Cultural Resource Survey form this dwelling was constructed c. 1840. Correspondence between the Delaware State Historic Preservation Office and the Delaware Department of Transportation on

November 6, 1995 states that this property lacks architectural integrity and that the considerable alterations diminish the building's design, materials, workmanship, and feeling. Therefore, it is the opinion of the Delaware State Historic Preservation Office that the property is not considered eligible for inclusion in the National Register of Historic Places.

Urbanization and Early Suburbanization: 1880-1940+/-

In this period of time the value of agricultural lands diminished to their 1850s values. Community growth began to develop in an early suburban settlement pattern in which construction was taking place at the outskirts of established villages and towns.

Within this region of the state the economic focus began to shift from agriculture to new industries. Much of the land in the area was still used for agriculture, however, the means by which the land was cultivated changed. Farms began growing cereals, truck crops, and dairy products. The increasing dependency on the automobile and the accompanying improvements enabled farmers to transport their goods to markets on their own.

1692 and 1706 Choptank Road (N-14082 and N-14081)

As a part of this recent study, these two dwellings were identified as meeting the 50 year old or older criteria for evaluation. Both structures, built c. 1950, are examples of the Minimal Traditional and Neocolonial style of architecture that were common among post-World War II architecture and coincide with suburban development within the region.

Based on research methodologies, deeds, and background research these two houses are recommended not eligible for listing in the National Register. They are not associated with events that contribute to the broad patterns of history. They are not associated with the lives of significant persons. These houses do not embody the distinctive characteristics of a type, period, or method of construction, and do not represent the work of a master architect, or possess high artistic value.

Sharp Farm (N-14080)

The Sharp Farm was built for du Pont heir, Bayard Sharp c. 1940 as a working farm on which his thoroughbred horses could be raised. In 1940 Sharp purchased an existing farm, identified on the 1868 Beers atlas as the T.R Hanson Farm. The main building, a Neocolonial or Cape Cod style house, was the first building Sharp constructed on the property to house the farm manager. One other building on the site was built c. 1950, a concrete block bunkhouse for equestrian personnel. One building, the barn, pre-dates Sharp's occupancy of the land, however, it has been highly altered by the addition of an office in the 1980s.

A second phase of building occurred on the Sharp Farm in the 1960s with the construction of a two story Shed style apartment building for on-site staff and a horse track with a combination track house and grandstand. It was at that time that the original farmstead buildings, such as the dwelling and many of the outbuildings associated with the Hanson Farm were razed. The third phase on construction on the site took place in the 1980s when four individual residences were built to house the growing staff of the farm.

This property was evaluated within the context of the Country House Movement popularized in the late 19th and early 20th centuries. According to this context, "The country house bespoke a leisured class, with large houses rich in historical associations, highly architectural and outfitted in great luxury. The house served as the centerpiece for a lifestyle that emphasized entertaining on a great scale, epicurean pleasures, and athletic activities such as riding, tennis, bowling, and swimming." Overall, this movement was driven by great wealth, architect designed buildings, and a sense of pastoral escapism for the elite. Although a wealthy Delawarean, and a member of the Du Pont family owns the Sharp Farm, this farm does not meet the criteria set forth in this context as an example of a country house. The Sharp Farm was built as a working farm on which thoroughbred horses are raised and trained. Mr. Sharp has never resided at the site and neither the landscape or the associated buildings are designed to convey a sense of opulence or leisure that is associated with the Country House Movement. Therefore, the Sharp Farm is recommended ineligible for listing in the National Register.

B. Phase I/II Historic Resources Survey Research Design

The following discussion presents the research design employed by the Phase I/II Historic Resources Survey

Research Objective

The objective of this study is to identify the existing and potential historic resources within the Area of Potential Effect (APE) of the Choptank Road Improvements Project. In addition, the study will evaluate the potential historic resources within the APE to determine if any are eligible for listing in the National Register of Historic Places. The resources will be placed into the proper time period and historic context as outlined in the *Delaware Comprehensive Historic Preservation Plan*. Because of the range of years (contact period through suburban development) through which the Choptank Road area has developed, it is possible for the potential historic resources to fall into a range of historic contexts, time periods, and themes.

Architectural Survey Field Methodology

The architectural survey for the Choptank Road Improvements Project included a background literature review, a review of historic atlas maps, informant interviews, and a field survey.

The background literature review involved a non-comprehensive survey of primary and secondary sources. State, county, and local histories provided an overview of the historic context of the project area and historical maps and atlases provided additional information on development patterns. An interview and tour was conducted with Pat Shipley, an employee of the Sharp Farm.

Reference sources consulted include the New Castle County Office of Recorder of Deeds, the Historical Society of Delaware, and the Delaware State Archives.

The field survey for this project involved both pedestrian and windshield techniques. All above-ground architecture within the project area was examined, resulting in the identification of

historic resources (buildings or structures 50 years in age or older). An examination of the historic resources was conducted, making note of their approximate age, condition, function, construction materials, and architectural details. Thirty-five mm photographs were taken of streetscapes, facades, lateral views, and specific details.

The National and State Historic Registers were consulted and five (5) resources were previously listed in the National Register of Historic Places (NRHP) and are situated in the project's APE. Of these five properties, one (1), the Governor B.T. Biggs Farm (N-5123), is individually listed in the NRHP; whereas the remaining four (4) properties are contained within the thematic National Register nomination, Rebuilding St. Georges Hundred (N-9567). Separately, these four (4) properties are known as Woodside (N-427), Choptank (N-109), S. Holton Farm (N-107), and Rosedale (N-5148). Of these five listed properties, two were found to have inconsistent National Register boundaries; therefore, new National Register boundaries will be delineated for Woodside (N-427) and Rosedale (N-5148).

Four (4) properties within the project's APE were previously identified in other studies; however, two of them did not receive formal evaluation from the Delaware State Historic Preservation Office. Of the four (4) previously identified properties, two (2), the Biggs Farm (N-6190) and Bridge 377 over Back Creek (N-12659) were determined ineligible for listing in the NRHP. The other two (2) properties, the H. Clayton House (N-12743) and the W.T. Stoops House (N-108) have not been previously evaluated for their eligibility. Cultural Resource Survey update forms will be completed for these resources.

Three (3) properties are situated in the vicinity of the proposed project; however, they are not considered to be within the project's APE. They are: Choptank-on-the-Hill (N-5243), a National Register listed property contained within the Rebuilding St. Georges Hundred nomination; Locust Grove (N-3860) and the J.T. Bird House (N-6195), both of which have not been evaluated for their eligibility. Locust Grove (N-3860) has recently undergone significant rehabilitation and the construction of a large three-story addition on the west façade that compromises the integrity of the building. This dwelling is also surrounded by the Back Creek golf course and subdivision. According to the New Castle County Department of Land Use, this property was not subject to evaluation by the county's architectural review board or any other county mandates during the subdivision planning.

A farm lane on Bethel Church Road accesses the J.T. Bird House (N-6195). The front (south) façade of the brick house faces south and is visible from several vantage points along Choptank Road. However, the integrity of the farmhouse's setting has been comprised by the placement of two modular and mobile homes adjacent to the house to the east, a visible subdivisions near the property to the north and southeast, as well as the fact that the current owners have recently sold the development rights to their land and house. The house itself lacks integrity by the fact of a one-story cement block addition to the east façade of the house that functions as the primary living quarters for the occupants.

The collected materials and research outlined above resulted in a body of information sufficient to reconstruct the general history of the region, and to place the resources in their appropriate time period and historic context according to the *Delaware Comprehensive Historic*

Preservation Plan. Each identified historic resource, fifty years of age or older within the APE, was evaluated for its ability to meet the National Register Criteria for Evaluation. Delaware Cultural Resource Survey forms were completed or updated for each historic resource identified within the APE, except for the properties requiring National Register boundary clarification, in which case the verbal boundary description and a site plan depicting the National Register boundary is included. Delaware Cultural Resource Survey numbers were assigned to each resource not previously assigned a number.

C. Survey Results

The following is an explanation of the results of the architectural survey conducted for the resources within the Area of Potential Effect (APE) for the Choptank Road Improvements Project. Included are the architectural descriptions of the recently surveyed resources (1692 Choptank Road, 1706 Choptank Road, and Sharp Farm). In addition, architectural descriptions are included for two properties in need of update form, the H. Clayton House (N-12743) and W.T. Stoops House (N-108). Also, new National Register verbal boundary descriptions and site plans are included for the following listed properties, Woodside (N-427) and Rosedale (N-5148). Delaware Cultural Resource Survey forms for these properties can be found in *Appendix A*.

1692 Choptank Road (N-14082)

This dwelling is situated on the east side of Choptank Road, approximately 1800 feet north of the intersection of Choptank and Armstrong Corner Roads. This property lies within the Upper Peninsula Zone and falls into the historic context of Urbanization and Early Suburbanization: 1880-1940 +/-, according to the *Delaware Comprehensive Historic Preservation Plan*. The surrounding area is characterized by cultivated fields to the east and by modern subdivisions to the west. Immediately adjacent to this property to the south are two other mid-20th century houses, one dating from c. 1950 and the other from c. 1960.

The dwelling, owned by George V. Clough, was constructed c. 1952 in the Neocolonial style (*See Photograph 1*). It is a one and a half story, three bays wide by two bay deep house with a rectangular floor plan. The front (west) façade features a central entry with two brick steps leading to the door and an aluminum overhang. Paired one-over-one aluminum frame windows to the north and a tripartite window to the south, which features a fixed central pane with narrow one-over-one sash flanking it, flank the entry. The front slope of the side-gable features two gable dormers, each with one-over-one aluminum frame windows. Each gable end features two one-over-one aluminum frame windows on the first story and a centered one-over-one window in the gable peak. The south gable end also has an exterior cement block chimney. The roof is clad with asphalt shingles, the exterior walls in aluminum siding, and the entire structure sits on a concrete block foundation.

East of the residence is a one story, one bay garage constructed of concrete block with an asphalt shingle clad gable facing roof. Another small frame shed with a low-pitched shed roof is situated south of the house and is clad in vertical board.

1706 Choptank Road (N-14081)

This dwelling is situated on the east side of Choptank Road, approximately 1800 feet north of the intersection of Choptank and Armstrong Corner Roads. This property lies within the Upper Peninsula Zone and falls into the historic context of Urbanization and Early Suburbanization: 1880-1940 +/-, according to the *Delaware Comprehensive Historic Preservation Plan*. The surrounding area is characterized by cultivated fields to the east and by modern subdivisions to the west. Two other mid-20th century houses, one dating from c. 1952 and the other from c. 1960 flank this property.

Choptank LLC, owners of the Sharp Farm and other houses in the area currently owns this dwelling. The property came into possession of Choptank LLC in 1968 (Deed Record C80, page 564). Bayard Sharp, owner of the Sharp Farm, purchased dwellings in the area to house employees.

The dwelling is a one story, U-shaped plan house with a three bay wide main block with hipped roof, a two bay ell that links a small one bay wide hipped roof section, constructed c. 1950 (*See Photograph 2*). The main block, which is at the northern end of the building, features a central entry with three brick steps leading up to the door. Paired six-over-one aluminum frame windows flank the entry. A brick interior chimney rises from the rear slope of the hipped roof. The ell connecting the main block to the southern portion of the house features an off center entrance and paired one-over-one sash. The one bay southern block of the house has a hipped roof and the window is six-over-one with aluminum an aluminum frame. The roof of the house is clad in asphalt shingles and the exterior wall in aluminum siding. The entire structure rests on a concrete block foundation.

A two-story combination garage and barn is situated northeast of the house. The first story is constructed of concrete block and the second story of vertical board. The gable-facing roof is covered with asphalt shingles.

Sharp Farm (N-14080)

This horse farm is situated on the west side of Choptank Road, between Bohemia Mill and Bunker Hill Road. The main entrance to the farm is approximately 1800 feet north of Choptank's intersection with Bunker Hill Road. This property lies within the Upper Peninsula Zone and falls into the historic context of Urbanization and Early Suburbanization: 1880-1940 +/-, according to the *Delaware Comprehensive Historic Preservation Plan*. The property was also evaluated within the Country House Movement context for the early to mid-20th century. Cultivated fields and pastures characterize the surrounding area.

The Sharp Farm is situated on approximately 372 acres and contains 17 individual structures. The horse farm was constructed on the same location as the former T. Hanson Farm. The main residence of the Hanson Farm was situated north of the current main house of the Sharp Farm; however, it was razed in the 1960s. The barn on the horse farm that now serves as an office is the only remaining structure that was associated with the Hanson Farm but due to several building campaigns in the 1960s and again in the 1980s the barn lacks integrity.

The main house of the Sharp Farm (1210 Sharp Lane) was constructed c. 1940 in the Neocolonial, or more commonly called Cape Cod style, with later additions constructed in 1957 (*See Photograph 3*). The building stands one and a half stories tall with a side gable roofline. The front (east) façade features a central entry flanked by eight-over-eight double hung sash. The roof is clad in wood shakes and the front slope features two gabled dormers. One-story additions were constructed onto the north and south facades. The three bay long addition to the south features an inset porch and sliding glass doors on the southern gable end. The one bay addition to the north was altered later in the building's development by a subsequent one-story addition to the north, which features a three-bay breezeway connecting to a two bay gable-facing garage. The exterior walls throughout the house are covered with vinyl siding; however the walls of the garage are constructed of cement block. The rear (west) façade of the house features a three bay shed roof dormer and paired six-over-six box bay windows.

Directly north of the main house is an apartment building (1205 and 1203 Sharp Lane) constructed c. 1969 (*See Photograph 4*). This building is two stories and is executed in the Shed style. The multi-directional shed roof to create an effect of colliding geometric shapes characterizes this style. The use of wood shingle siding is common in this style and used in this example. Other character defining features of this style exhibited in this building included the recessed and obscured entries and the relatively small and asymmetrical placement of windows. The windows throughout the building are one-over-one double hung, aluminum frame sash. The entrances are located on the north façade, which also features a centered exterior brick chimney. The rear (south) façade features a centered shed roof screened porch. This apartment building stands in the approximate location of the farmhouse that used to be on the property.

West of the apartment building is a modern equipment shed. One half of the equipment shed is one story and constructed of cement block with a gable standing metal seam roof, whereas the other half of the building is frame with shingle siding and has a salt box standing metal seam roof.

There are several auxiliary barns, sheds, and stables throughout the property that house equipment that date to the 1960s (*See Photographs 5-8*). North of the modern equipment shed is a complex of such buildings. The grouping closest to the driveway, also known as Sharp Lane, is a one-story side gable shed with two bays with wood sliding doors on the south façade. The walls are clad with wood shingle. This shed is attached to a U-shaped, saltbox series of stables that have vertical board siding. Behind this series of buildings to the north is a barn with a side gable principal roof and a shed and cross-gable secondary roof extending to the south. The walls of this building are clad in vertical board and the roof in standing seam metal. The south façade features eight open bays for equipment storage.

At the western end of Sharp Lane, as it turns into a circular drive, is a stable and a bunkhouse (1218 Sharp Lane) that pre-dates the apartment building. The stables were constructed in the 1960s and are U-shaped with a gable standing seam metal roof and vertical board siding. The bunkhouse was built c. 1951 and is a one-story side gabled building with stucco exterior treatment (*See Photograph 9*). The front (east) façade features a full-width screened porch and a gable facing ell at the northeast corner of the building. The southern gable end features an

exterior brick chimney. The roof is clad in standing seam metal. Adjacent to this building to the south are two pump houses constructed c. 1978 of cement block with gable facing roofs.

Southeast of the bunkhouse and north of the main residence are the onsite administrative offices (1214 Sharp Lane) of the Sharp Farm (*See Photograph 10*). The barn that is attached to the administrative office is the only remaining building from the farm previously on the site; however, it has been greatly altered throughout the years to accommodate the needs of the horse farm. The most recent alteration to the building took place in 1981 when the one-story side gable office addition was constructed. The barn features a low-pitched gable-facing roof covered with standing seam metal. There are two bays with sliding wooden doors on the northern and southern gable ends. The exterior walls are clad in wood shingles. Both the eastern and western facades feature a full-length ribbon of horizontal sliding window.

South of the main house and complex of buildings described above is the racetrack and track house constructed c. 1969 (*See Photograph 11*). The racetrack has two surfaces for different styles of racing, a sand inner track and a grass outer track, all of which is surrounded by a white post and rail fence. Adjacent to the racetrack is the track house (1202 Sharp Lane). This building was constructed to resemble Churchill Downs, home of the Kentucky Derby. The two story building features grandstand seating on the east façade. The side gable roof features two cross gables on the front (east) and rear (west) slopes, each topped by a spire. The panels of the metal roof are painted alternately in white and black. The gable ends and peaks of the cross gables are also decorated with Queen Anne style verge board and alternately painted black and white. The exterior walls of this building are clad with vertical board siding.

A newly constructed barn is situated along another farm lane that is accessible from Bohemia Mill Road (*Photograph 12*). This barn (1222 Bohemia Mill Road) is surrounded by pastures that are divided into four quadrants. Within each of these quadrants is a one story rectangular structure that provides shelter for the horses as they graze within the paddocks throughout the day. This barn is a modern facility with a side gable roof with a centered cross gable. The exterior walls are covered with clapboard. The roof is clad with asphalt shingles. The northern and southern gable ends feature two bays with sliding wood doors. An entrance is also located in the cross gable. The interior walls are covered with ceramic tile.

There are six houses that were constructed between 1969 and 1983 for employees of the Sharp Farm. Three of these houses are situated along Sharp Lane, one along Choptank Road, and two along Bohemia Mill Road. The residence at 1135 Sharp Lane was constructed c. 1969 in the Ranch style (*See Photograph 13*). It features five bays on the south façade, one of which is a one-car garage on the southwestern corner. The side gable roof is covered with asphalt shingles and the exterior walls with vinyl siding.

The residence at 1119 Sharp Lane is also a Ranch style house constructed in 1983 (*See Photograph 14*). The front (south) façade features two paired one-over-one windows at the southwest corner; the southeast corner features a recessed porch protecting the entry and a bay window. The side gable roof is covered with asphalt shingles and the exterior walls with vinyl siding.

The residence at 1111 Sharp Lane is a Ranch style house constructed in 1983 (*See Photograph 15*). It is the mirror opposite of the residence at 1119 Sharp Lane. Paired one-over-one windows are situated in the southeast corner and the recessed entry porch is located on the southwest corner of the front (south) façade. This residence features an attached one-car garage on the western gable end. The side gable roof is clad in asphalt shingles and the exterior walls in vinyl siding.

The residence at 1124 Bohemia Mill Road is a c. 1970 Ranch style house (*See Photograph 16*). The front (north) façade features eight bays. The windows throughout are one-over-one aluminum frame double-hung sash. The northwest corner of the front façade features an attached one-car garage. An interior brick chimney is centered in the side gable roof that is covered with asphalt shingles. The exterior walls of the house are covered with aluminum siding.

The residence at 1132 Bohemia Mill Road is a 1983 Ranch style house, similar to those houses located at 1111 and 1119 Sharp Lane (*See Photograph 17*). The front (north) façade features paired one-over-one aluminum frame sash in the northeast corner and a recessed entry porch on the northwest corner. An attached one-car garage has been added to the west façade of the house. The side gable roof is covered with asphalt shingles and the exterior walls in vinyl siding. South of this property is a gambrel roof barn and a one-story hipped roof stable, both with standing metal seam roofs and vertical board siding.

The residence at 2131 Choptank Road is a Ranch style house constructed in 1973 with alterations occurring in 1989 (*See Photograph 18*). The side gable roof is covered with asphalt shingles and the exterior walls are covered with vinyl siding. The front (east) façade is eight bays wide. The central entry is flanked by side lights and the windows throughout are one-over-one double hung sash.

The landscape of the Sharp Farm is characterized by pastures and paddocks enclosed with wood post and rail fence which are connected through a series of paved roads running parallel to sand tracks for the horses to move from pasture to pasture. Throughout the pastures and along the roads and paths are mature trees and well-manicured landscapes. At the southern end of the property, there is a pond which supplies the farm with much needed water.

W.T. Stoops Farm (N-108)

The W.T. Stoops Farm (N-108) is known today as the Lone Manor Farm. This property was previously identified; however, a formal evaluation and determination of eligibility was never completed. The original three-story brick structure was constructed c. 1850 in the Greek Revival style (*See Photograph 19*). The front (east) façade features a two story, flat roof portico with square column supports. The majority of windows throughout the house are six-over-six double-hung sash, except along the roofline where there are three-over-three windows. A rear (west) kitchen ell was constructed later in the farms history. This addition features a one-story full-width porch with a shed roof on the southern façade. The low-pitched side gable roof is covered with asphalt shingles and the north and south gable ends feature interior brick chimneys.

West of the main house is a granary and silo (*See Photograph 20*). The granary is two stories with a corrugated metal roof and the exterior walls clad in vertical wood board. According to the previous survey the granary is constructed using handmade nails and wooden pegs. The silo is situated to the east of the granary. A one-story stall and equipment shed extends to the east from the northeast corner of the granary. South of this grouping of agricultural outbuildings is a smaller two story barn with a low-pitched gable roof clad in standing seam metal. This building is used to house horses.

According to the 1850 Agricultural Census for Delaware, William Stoops had 250 improved acres and the cash value of his farm was \$10,000. He had 5 horses, 3 milch cows, and 17 swine. At the time he was growing wheat, Indian corn, and oats, as well as yielded 300 pounds of butter. The Stoops family consisted of William, his wife, Eleanor, and their 5 children in 1850. Ten years later, in the 1860 Agricultural Census, the Stoops farm had 220 improved acres and 30 unimproved acres and a cash value of \$17,500. They had increased the number of horses to 8, and 8 milch cows. They added working oxen and sheep to the type of farm animals they had. They were still growing wheat, Indian corn, and oats, as well as Irish and sweet potatoes. Other goods they produced were wool and honey. Their butter production stayed the same at 300 pounds. The Stoops family had lost a son in an accident; however, their eldest son was listed as a farm laborer in the 1860 census. They also had three non-related tenants on their farm, a boy and two girls. The 1870 Agricultural Census lists the acreage of the Stoops farm in the same quantities as the 1860 farm, broken down into the same fashion, although specifying that the 30 unimproved acres are woodland. The value of the farm is listed as \$25,000. They had 7 horses, 5 milch cows, and 8 swine. Their crops included wheat, Indian corn, Irish and sweet potatoes, hay, and orchard products. Their butter production peaked at 500 pounds. Statistics regarding the family size and occupants was unavailable for this time. Compared to other farms along Choptank Road, the Stoops farm was larger than the average farm, which was approximately 184 acres. Although the Stoops's farm was larger than average, the overall value of the farm was somewhat less than other farms in the area.

A farm lane from Choptank Road accesses the W.T. Stoops house. The current tax parcel for the property is flag shaped, in that the tax parcel includes the farm lane and then widens into a rectangle at the top to encompass the main house, the granary, and the barn. The surrounding area has been subject to subdivisions and development in the recent past. The cultivated fields that used to surround the W.T. Stoops house are now occupied by new residential development.

H. Clayton "Woodside" (N-12473)

Situated at the northeast corner of the intersection of Churchtown and Choptank Roads is a two story frame house formerly associated with Woodside according to the 1868 Beer's Atlas (N-12743). This property was identified during a previous study; however, no formal evaluation or determination of eligibility was completed. The house was constructed in the mid to late 19th century. The front façade features an off center with a new-pent roof porch protecting it (*See Photograph 21*). The windows throughout the house have been replaced with vinyl frame sash. The walls are covered with vinyl siding and the side gable roof has asphalt shingles. An exterior gable end chimney is located on the north gable end. A series of additions have been constructed onto the rear (east) of the house. The south façade features asymmetrical fenestration, all of

which are replacement windows (*See Photograph 22*). Lastly, a two bay garage was constructed onto the rear (east) façade (*See Photograph 23*).

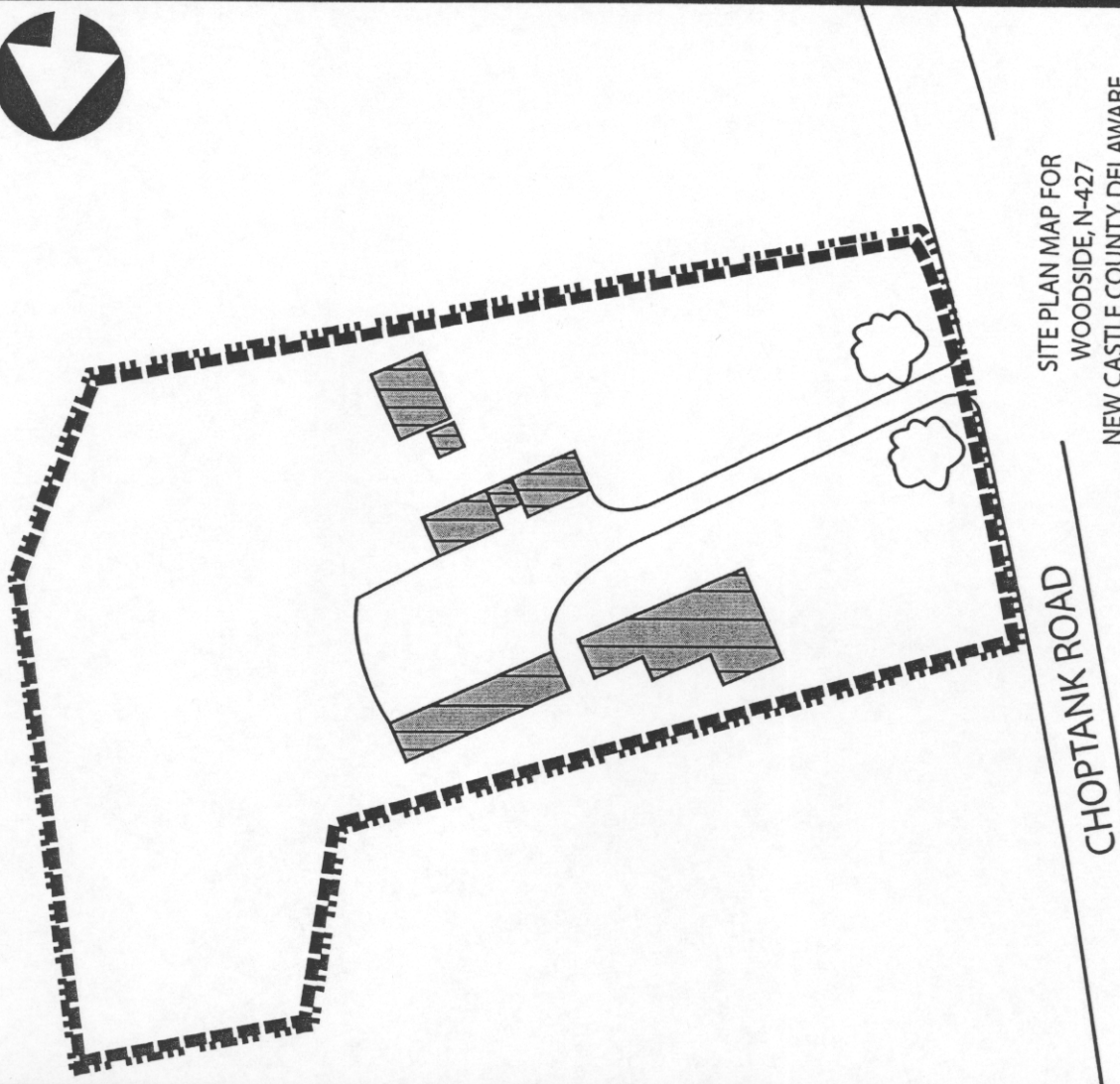
According to the 1870 census of Delaware, Henry Clayton had seven non-related people listed under his name in the census, including a male farm laborer from Ireland, a white female domestic, and an African-American girl who was listed as a domestic. It is likely that some of these employees of the Clayton's would have resided in this house. According to the *Agricultural Tenancy in Central Delaware, 1770-1900* context, tenants occupied nearly half of the farms in central Delaware. Tenancy was a profitable means of land management and production for the resident as well as the landowner (Siders, 1991).

Woodside (N-427)

Woodside, which is included in the *Rebuilding St. Georges Hundred* thematic nomination, had a discrepancy in its National Register boundary; therefore a new boundary is recommended. The proposed National Register boundary for Woodside follows the current tax parcel boundary (1301100022, Lot 2B), except along Choptank Road, where it follows the edge of the paved road. The boundary encloses a parcel of land that encompasses approximately 1.9 hectares (4 acres). This amount of land is sufficient to retain the feeling, association, and setting to convey the property's significance under Criteria A and C. The proposed boundary includes those features historically associated with the property, including the house, outbuildings, lane, and grounds. The proposed boundary also includes sufficient land around the resource to provide an appropriate setting for the property. This boundary was prepared in accordance with guidelines set forth in the National Register Bulletin: "Defining Boundaries for National Register Properties."

Rosedale (N-5148)

Rosedale, which is included in the *Rebuilding St. Georges Hundred* thematic nomination, had a discrepancy in its National Register boundary; therefore a new boundary is recommended. The proposed National Register boundary for Rosedale follows the current tax parcel boundary (1302100035), except along Bunker Hill and Choptank Roads, where it follows the edge of the paved road. The boundary encloses a parcel of land that encompasses approximately 7.9 hectares (19.62 acres). This amount of land is sufficient to retain the feeling, association, and setting to convey the property's significance under Criteria A and C. The proposed boundary includes those features historically associated with the property, including the house, hay barn, barn #1, and mash furnace. The proposed boundary also includes sufficient land around the resource to provide an appropriate setting for the property. This boundary was prepared in accordance with guidelines set forth in the National Register Bulletin: "Defining Boundaries for National Register Properties."

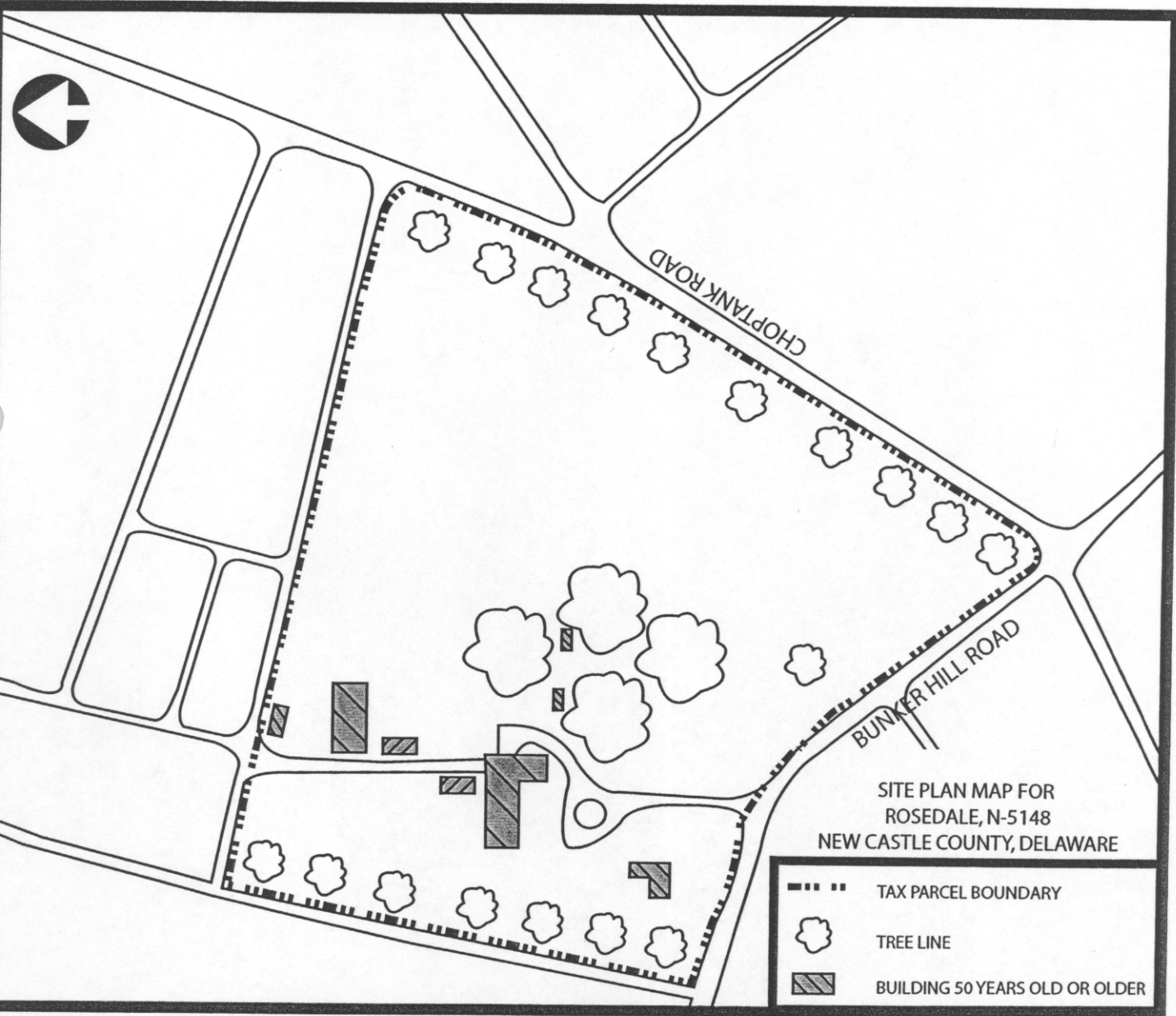


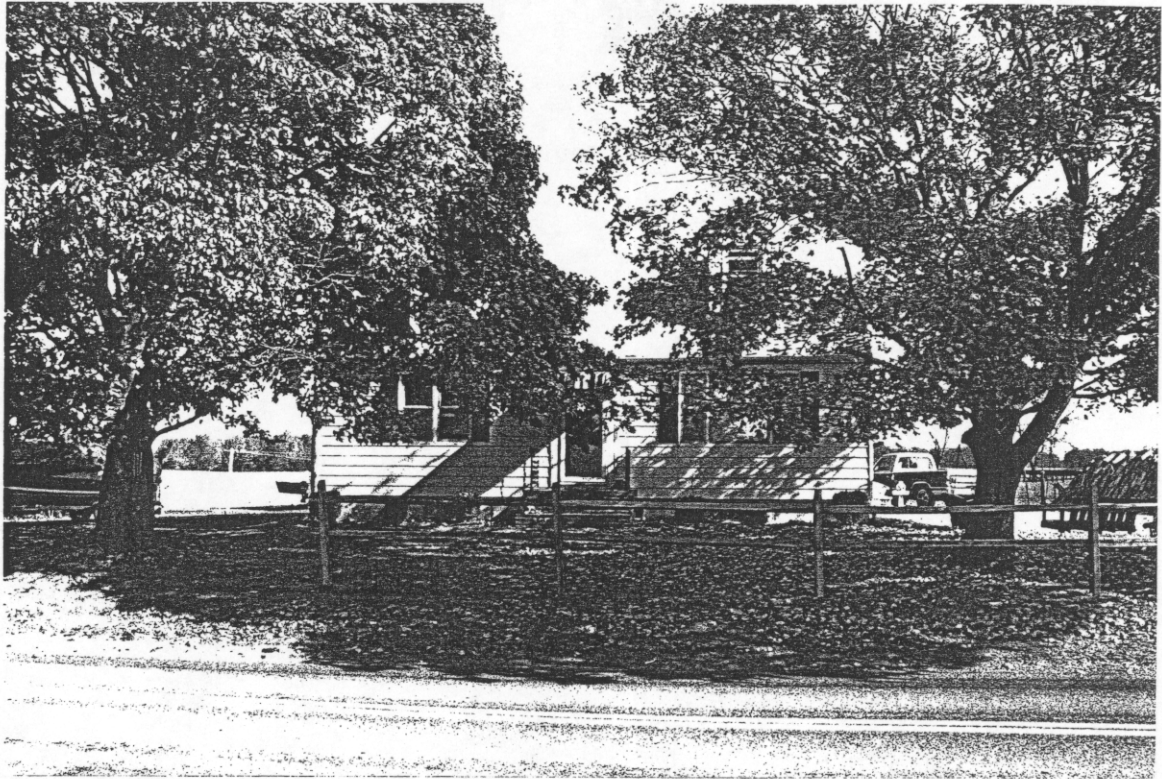
SITE PLAN MAP FOR
WOODSIDE, N-427
NEW CASTLE COUNTY, DELAWARE

CHOPTANK ROAD

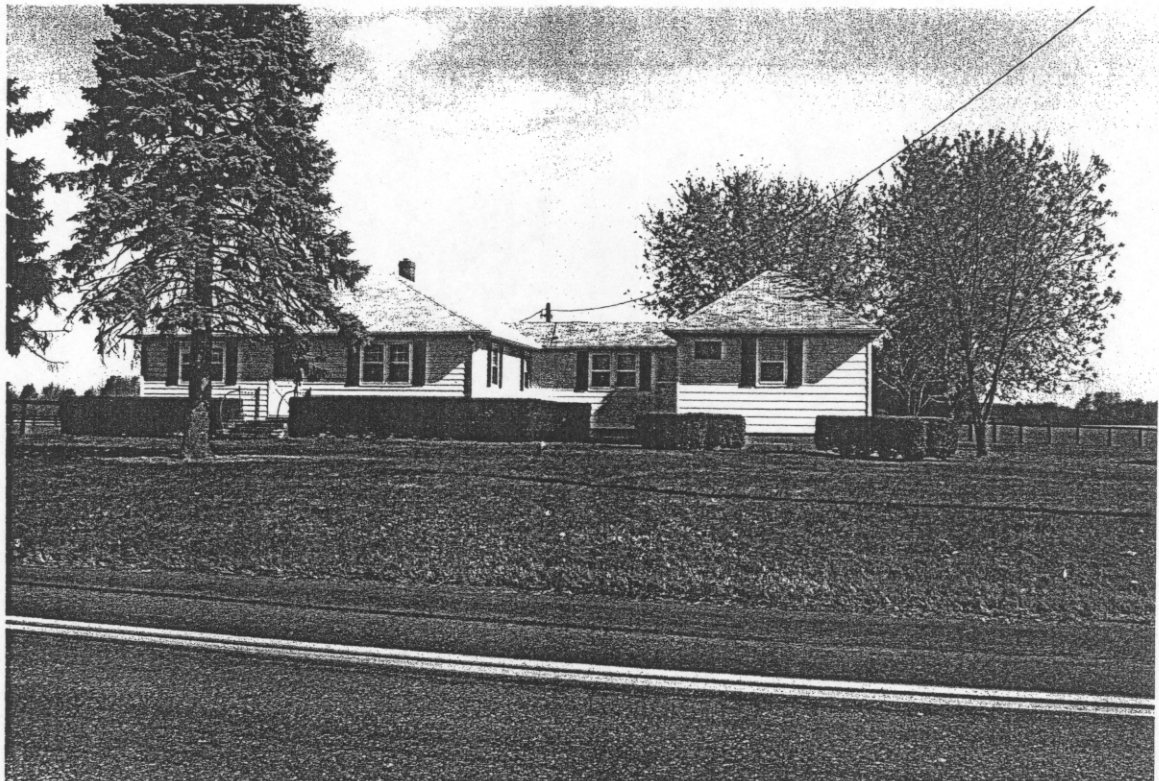
- TAX PARCEL BOUNDARY
- NATIONAL REGISTRY BOUNDARY
- TREE LINE
- BUILDING 50 YEARS OLD OR OLDER
- BUILDING LESS THAN 50 YEARS OLD

Not to Scale





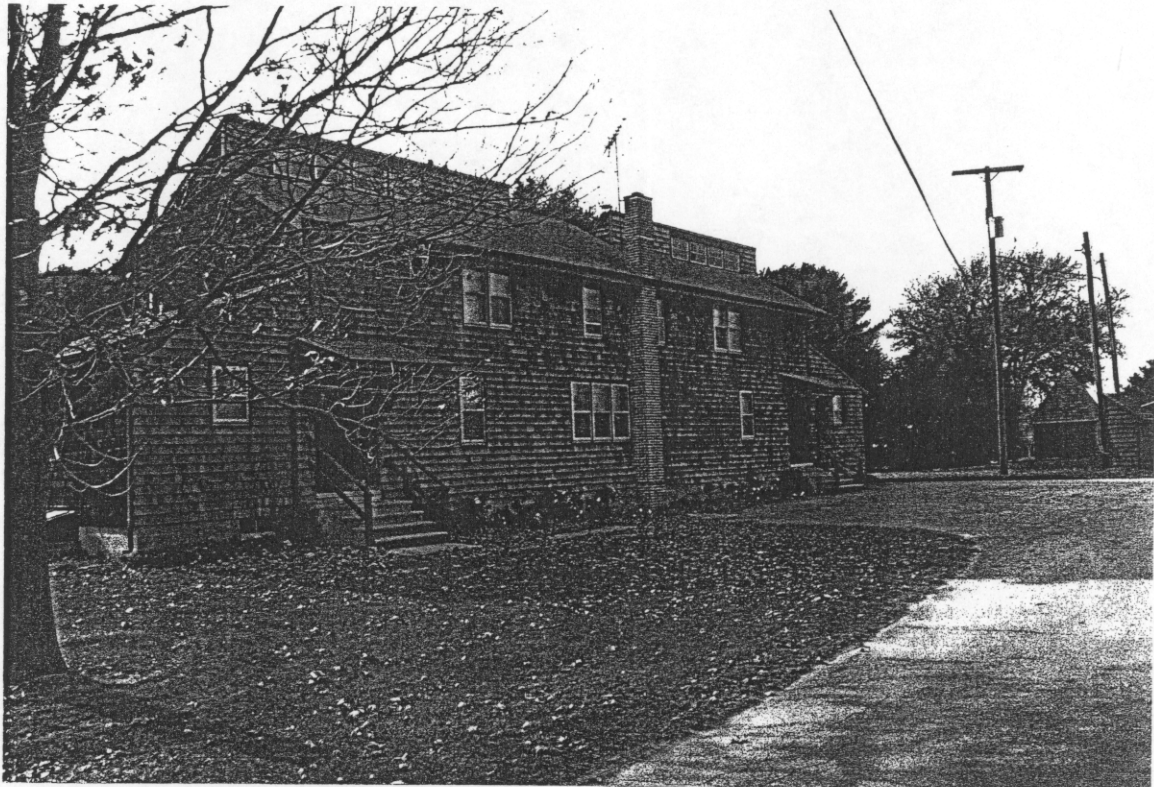
Photograph 1: N-14082, view of front (west) facade, facing east.



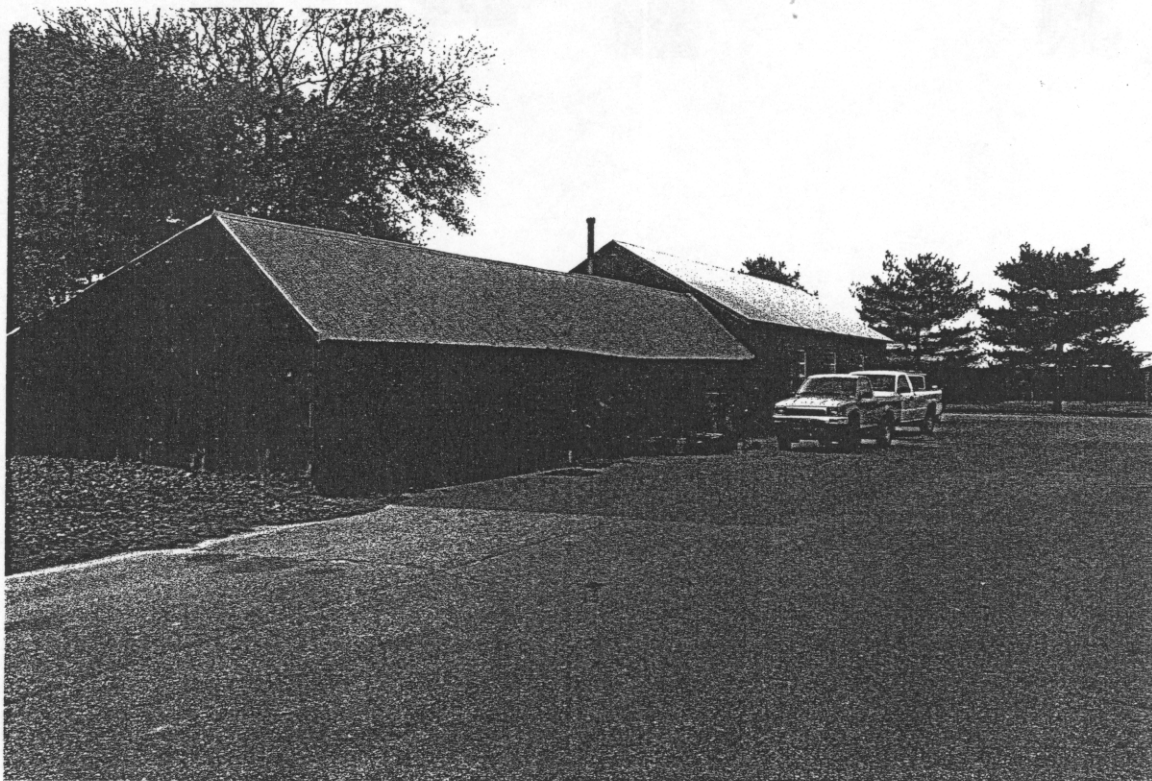
Photograph 2: N-14081, view of front (west) facade, facing east.



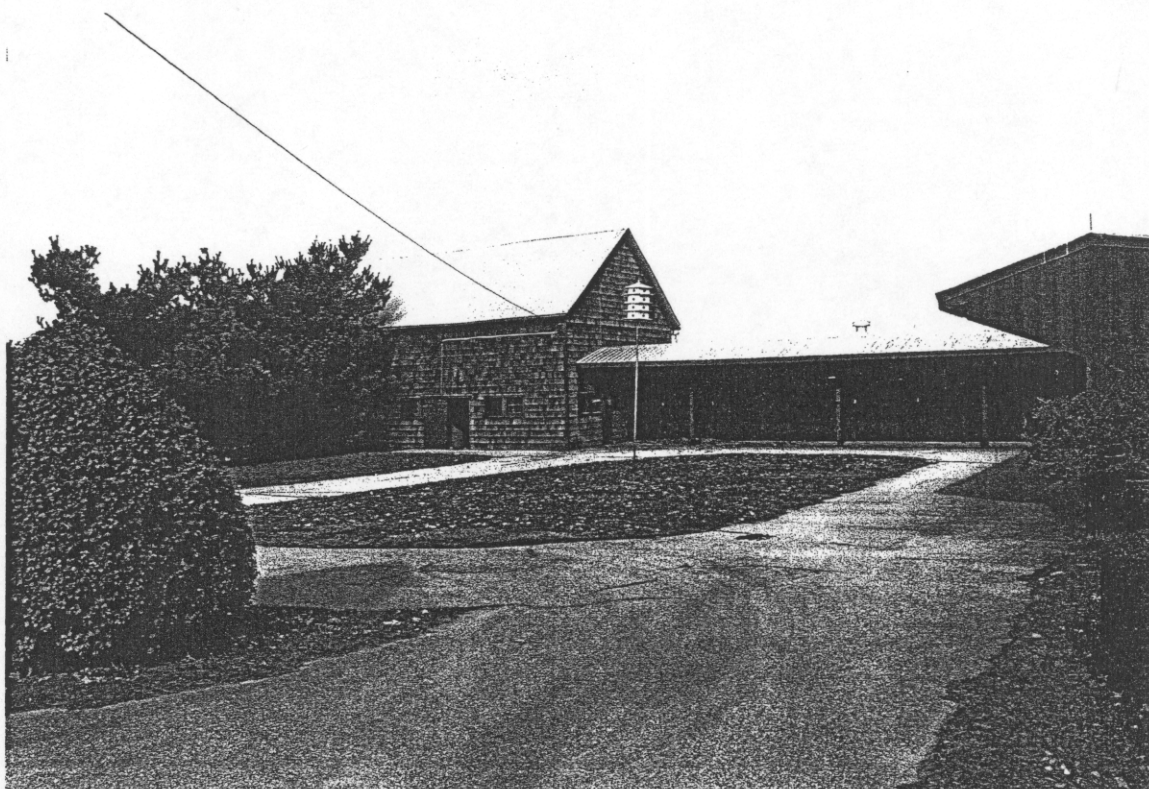
Photograph 3: N-14080, main house of Sharp Farm, view of front (east) facade, facing west.



Photograph 4: N-14080, apartment building at Sharp Farm, view of front (north) facade, facing southwest.



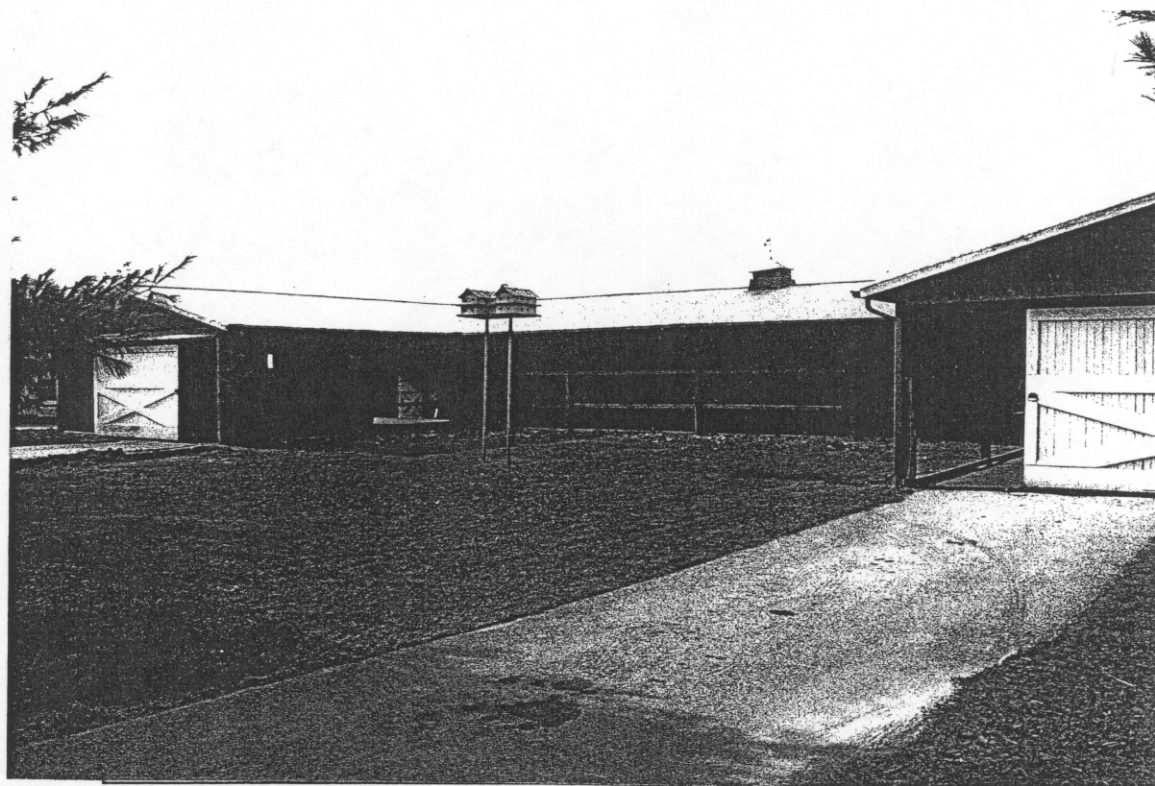
Photograph 5: N-14080, equipment shed of Sharp Farm, facing west.



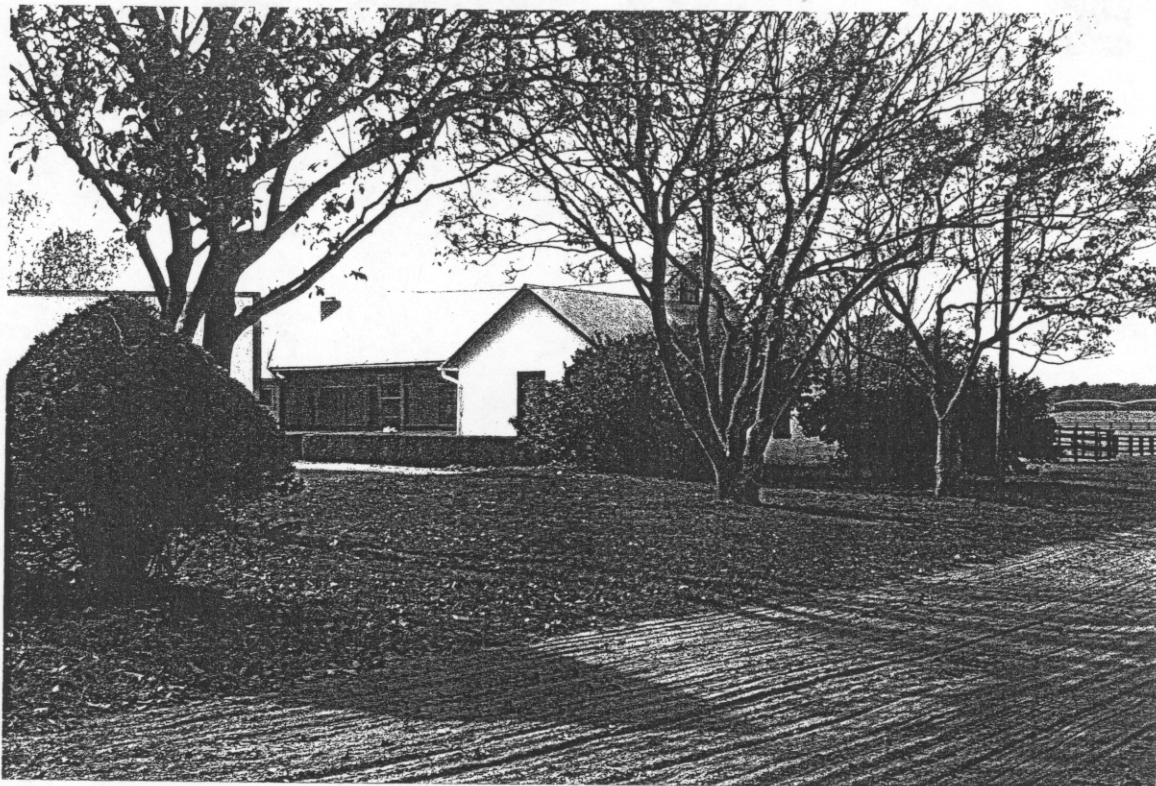
Photograph 6: N-14080, barn and stables at Sharp Farm, facing northeast.



Photograph 7: N-14080, barn/equipment shed at Sharp Farm, facing northeast.



Photograph 8: N-14080, stables at Sharp Farm, facing west.



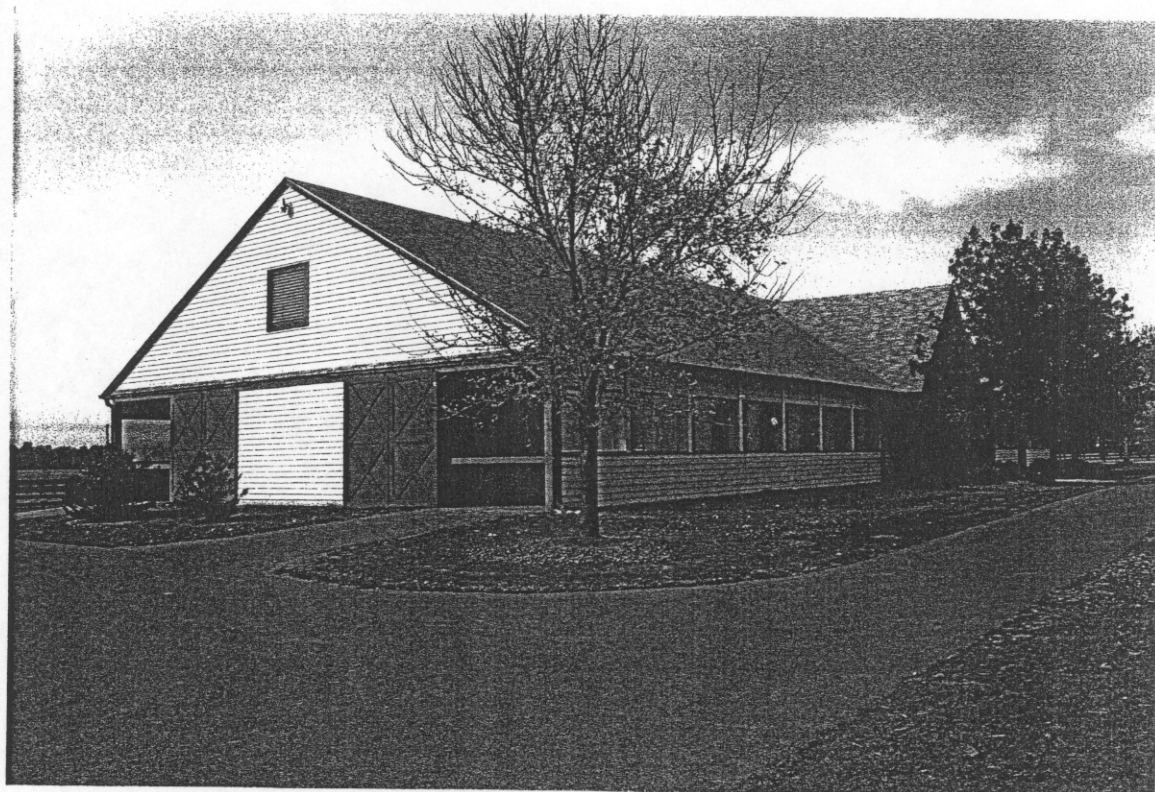
Photograph 9: N-14080, bunkhouse at Sharp Farm, facing southwest.



Photograph 10: N-14080, barn/administrative office at Sharp Farm, facing southwest.



Photograph 11: N-14080, track and track house at Sharp Farm, facing south.



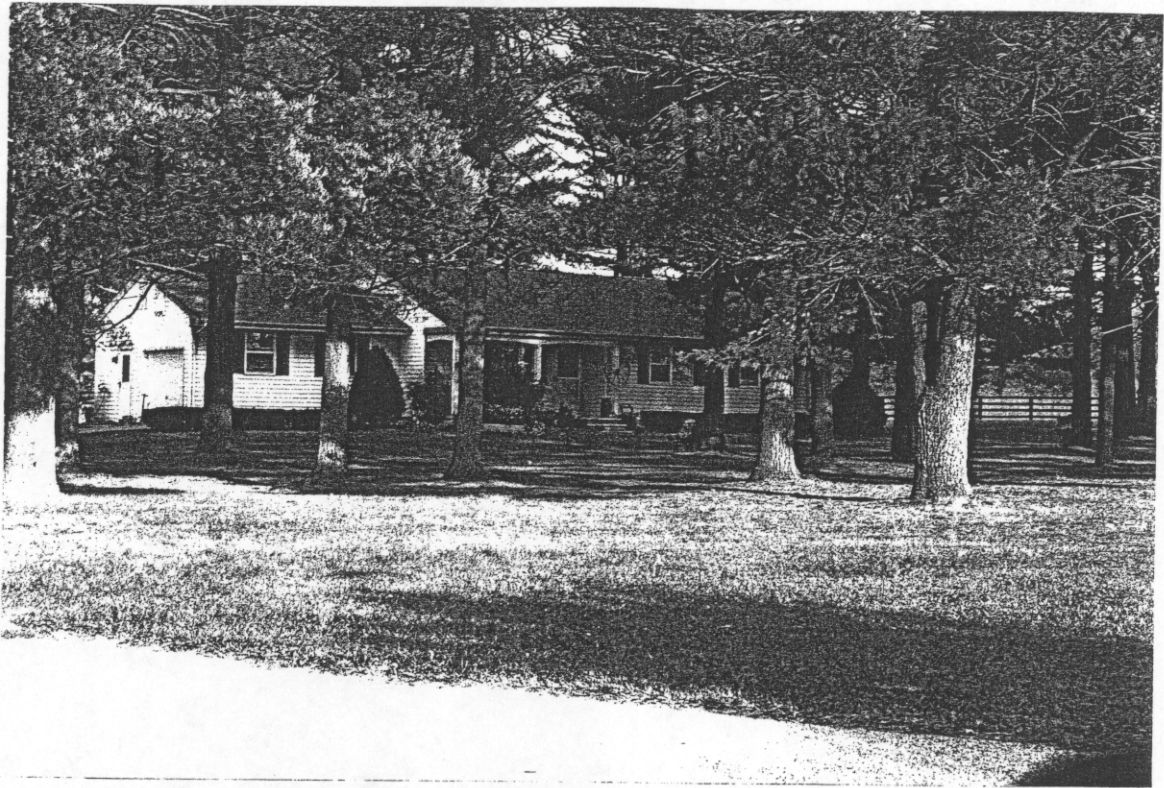
Photograph 12: N-14080, new barn at Sharp Farm, facing northwest.



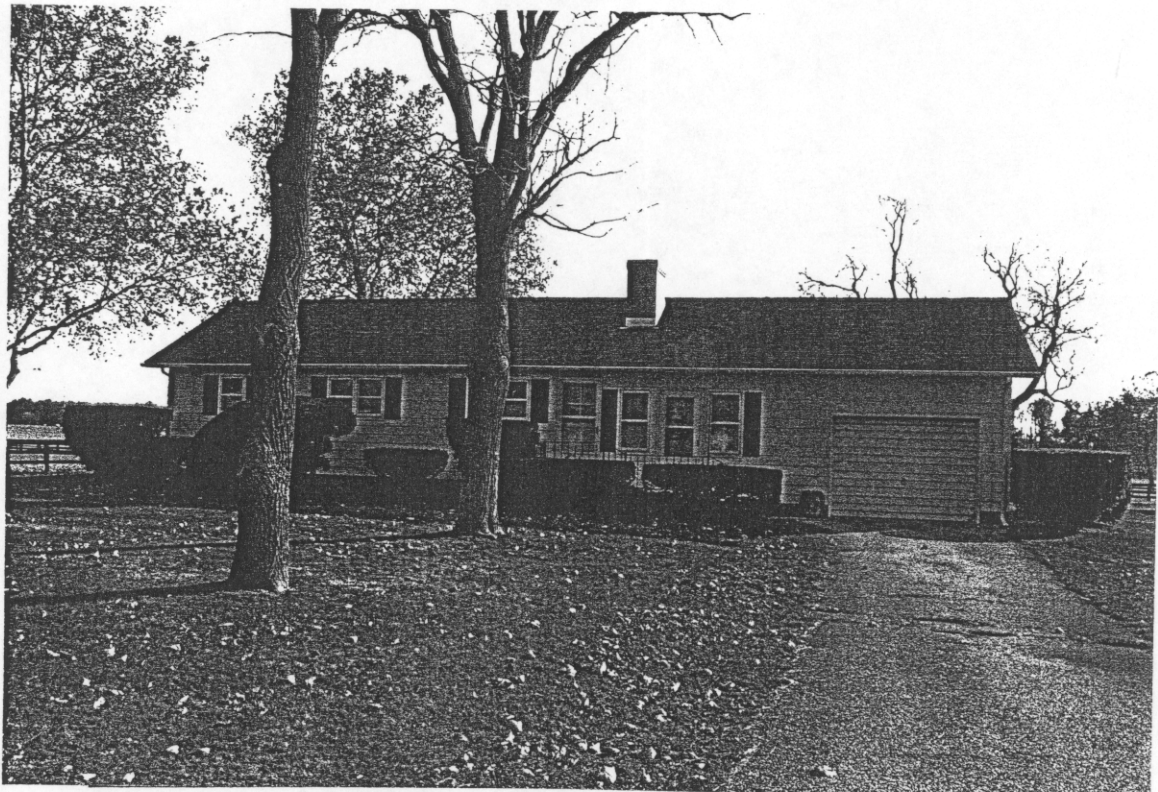
Photograph 13: N-14080, view of 1135 Sharp Lane, facing northeast.



Photograph 14: N-14080, view of 1119 Sharp Lane, facing northeast.



Photograph 15: N-14080, view of 1111 Sharp Lane, facing northeast.



Photograph 16: N-14080, view of 1124 Bohemia Mill Road, facing southwest.



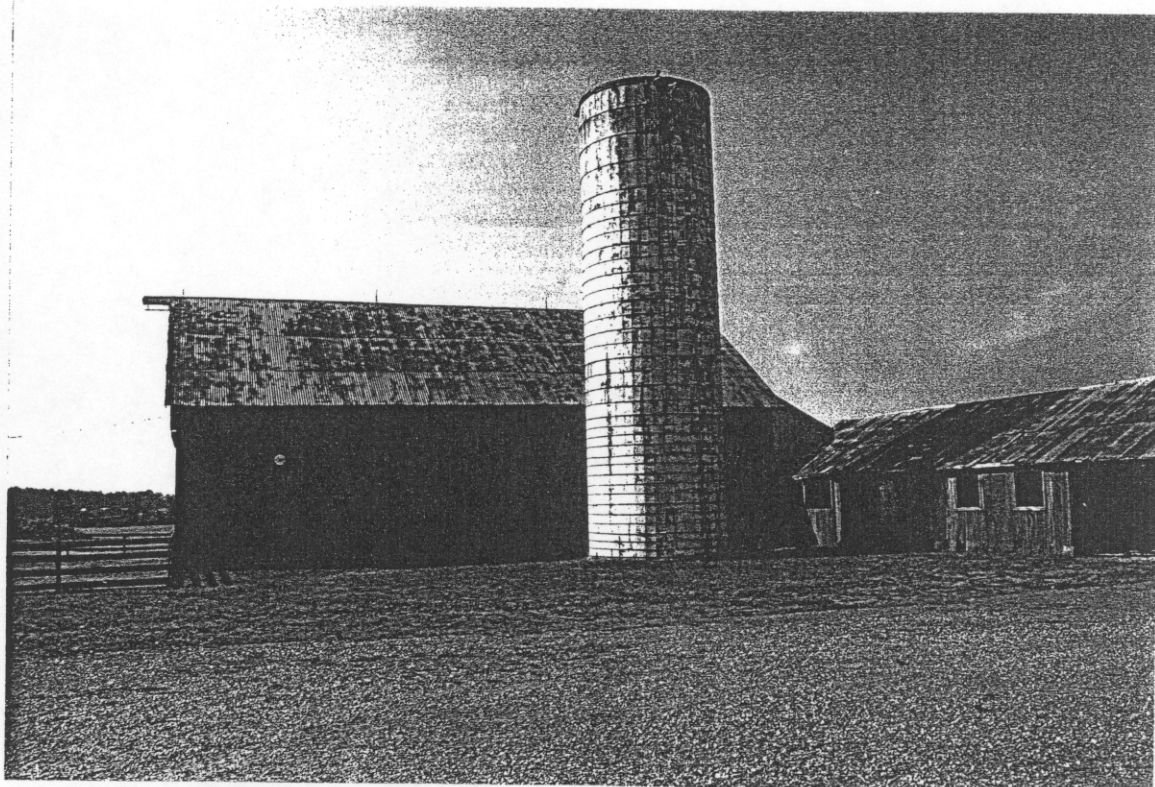
Photograph 17: N-14080, view of 1132 Bohemia Mill Road, facing southwest.



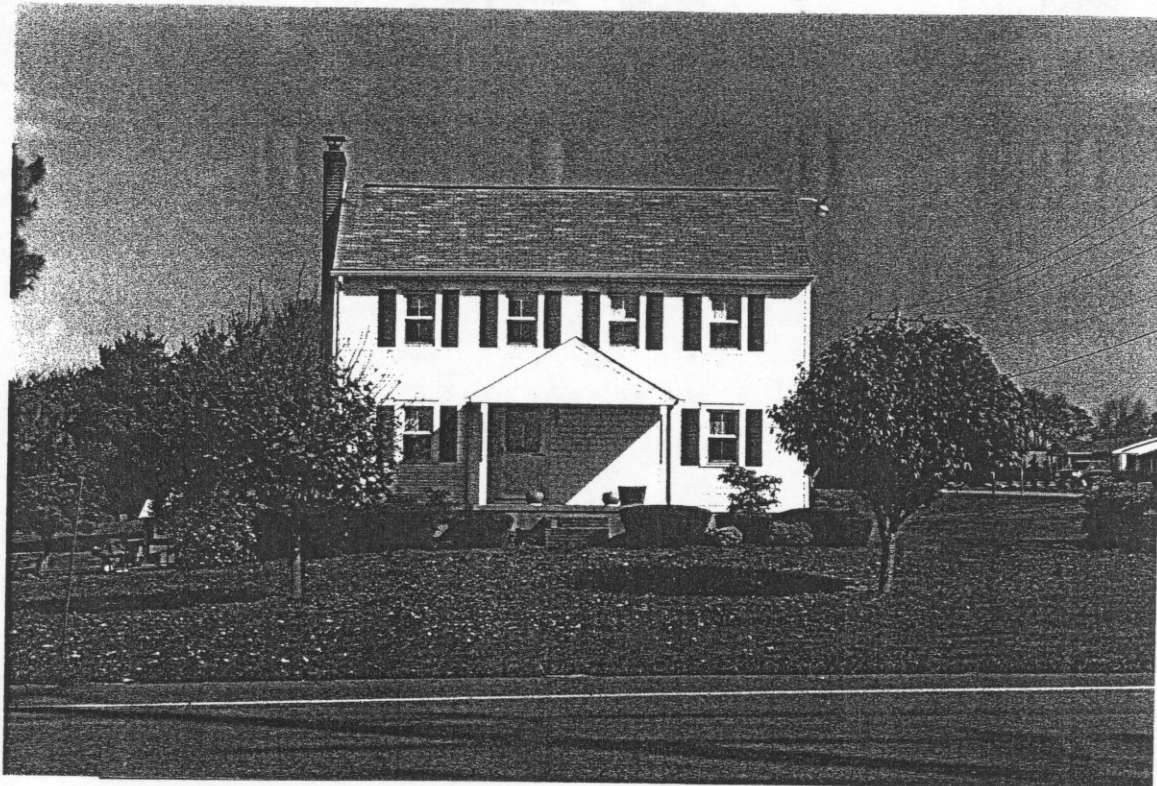
Photograph 18: N-14080, view of 2131 Choptank Road, facing west.



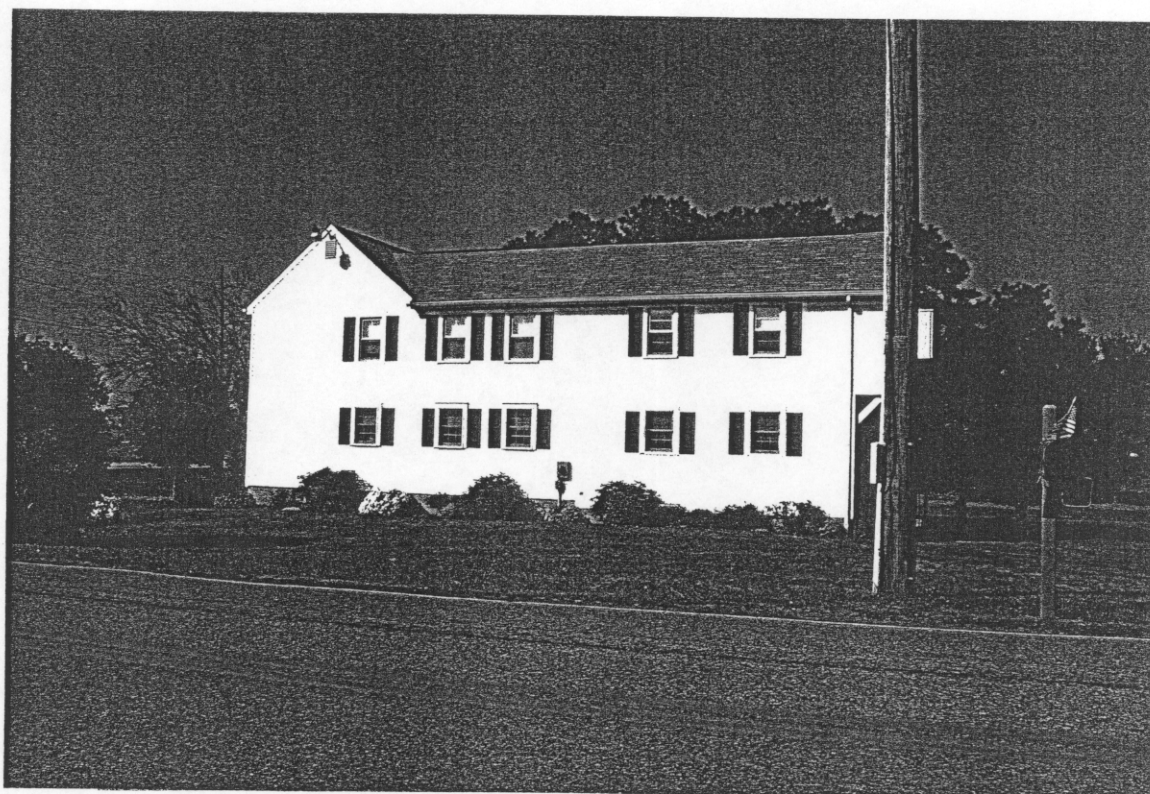
Photograph 19: N-108, view of front (east) facade, facing west.



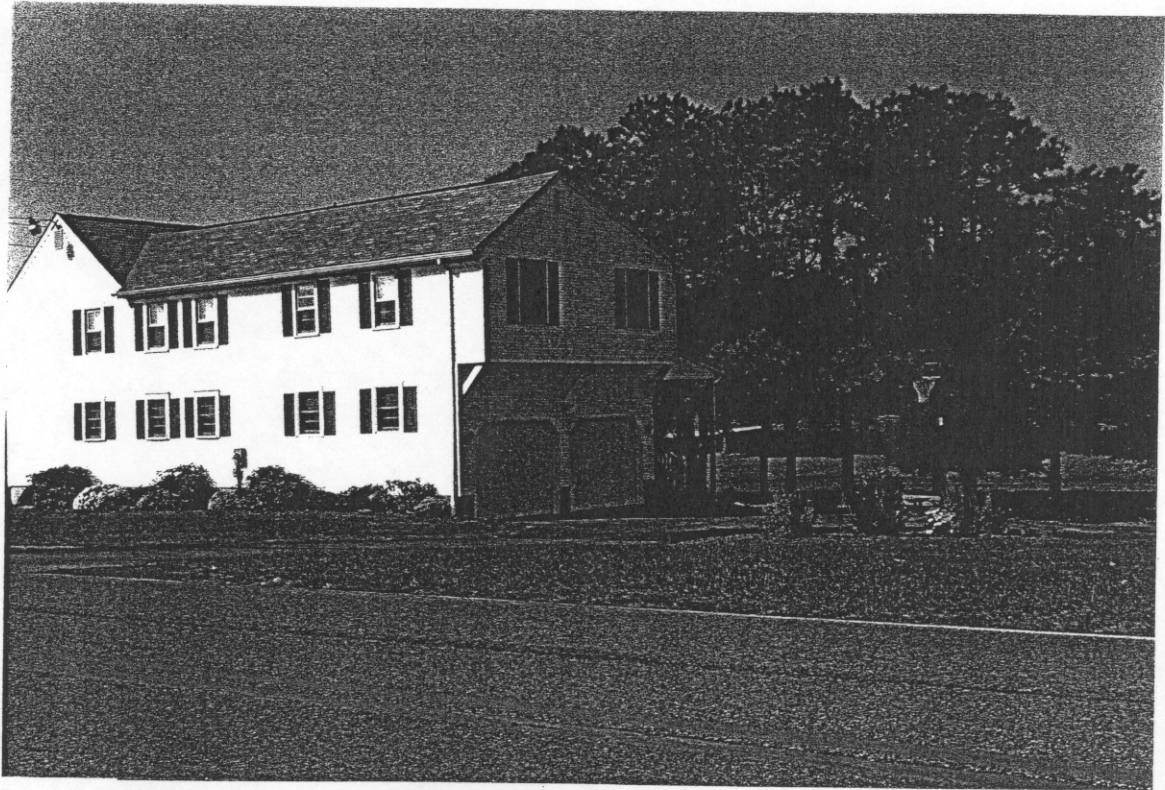
Photograph 20: N-108, view of outbuildings, facing west.



Photograph 21: N-12743, view of front facade, facing east.



Photograph 22: N-12743, view of south facade, facing north.



Photograph 23: N-12743, lateral view, facing west.

D. Summary and Recommendations of the Phase I/II Historic Resources Survey

A Phase I/II historic resources survey was conducted for the proposed Choptank Road Improvements Project. The purpose of this survey was to identify all buildings and structures, fifty years in age or older, situated within the Area of Potential Effect (APE) for the project. Previous studies conducted within the APE resulted in the identification of five (5) properties listed or eligible for inclusion in the National Register of Historic Places (NRHP) and three (3) identified properties. Of these five eligible or listed properties, one (1), the **Governor B.T. Biggs Farm (N-5123)**, is individually listed in the NRHP; whereas the remaining four (4) properties are contained within the thematic National Register nomination, **Rebuilding St. Georges Hundred (N-9567)**. Separately, these four (4) properties are known as: **Woodside (N-427)**, **Choptank (N-109)**, **S. Holton Farm (N-107)**, and **Rosedale (N-5148)**. Of the three (3) previously identified properties, one (1), the **Biggs Farm (N-6190)**, was determined ineligible for listing in the NRHP. The other two (2) properties, the **H. Clayton House (N-12743)** and the **W.T. Stoops House (N-108)** have not been evaluated for their eligibility. **Woodside (N-427)** and **Rosedale (N-5148)** had National Register boundary discrepancies; therefore revised National Register boundaries have been recommended. The **H. Clayton House (N-12734)** and the **W.T. Stoops House (N-108)** were recommended as ineligible for listing in the National Register as a result of this survey.

Bridge 377 over Back Creek (N-12659) was identified and surveyed during a previous study in 2000 and determined ineligible for listing in the NRHP. During the course of this most recent study, Bridge 377 was under construction and being replaced.

Recent fieldwork resulted in the identification of three (3) additional resources meeting the fifty year old or older requirement for evaluation within the APE; **1692 Choptank Road (N-14082)**, **1702 Choptank Road (N-14081)**, and **Sharp Farm (N-14080)**. The National Register Criteria for Evaluation were then applied to these three (3) resources. After applying the National Register criteria and evaluating the Sharp Farm within the context of the Country House Movement, all three properties are recommended ineligible for listing in the National Register.

Three (3) properties are situated in the vicinity of the proposed project; however, they are not considered to be within the project's APE. They are: **Choptank-on-the-Hill (N-5243)**, a National Register listed property contained within the Rebuilding St. Georges Hundred nomination; **Locust Grove (N-3860)** and the **J.T. Bird House (N-6195)**, both of which have not been evaluated for their eligibility.

This report includes Delaware Cultural Resource Survey forms for two (2) previously and three (3) recently surveyed properties.